



CITY OF HAYWARD

AGENDA REPORT

Meeting Date 9/19/02
Agenda Item 2

TO: Planning Commission

FROM: Richard Patenaude, Principal Planner

SUBJECT: Referral by the Planning Director: PL-2002-0346 Site Plan Review – AT&T Wireless Services, Inc. (Applicant) / Jackson-Amador Associates (Owner): To Modify an Existing Roof-Top AT&T Wireless Facility

The Property is Located at 153 W. Jackson Street at Amador Street in the Neighborhood Commercial (CN) District

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines, Section 15303, New Construction of Small Structures; and
2. Approve the Site Plan Review application, subject to the attached findings and conditions of approval.

DISCUSSION:

The applicant is requesting to modify the existing AT&T Wireless telecommunication facility on the roof of Jiffy Lube at 153 W. Jackson Street. The existing facility consists of two small antennas mounted on the building parapet and a roof-top equipment box. Commercial buildings surround the project site, with the Amador Square retail center (Safeway/Longs/24-Hour Fitness) to the west and the former State Employment Development Department offices (now vacant) to the northeast. Jiffy Lube shares its building with Rickshaw Express restaurant.

The applicant's original proposal was to replace the existing facility with three antennas clustered within a single 14-inch-diameter sheath, called a radome. The radome would be mounted to, and extend 4 feet above, the parapet; a larger equipment box would be placed on the roof. This proposal is shown as Exhibit B. Staff has worked with the applicant to develop various alternatives including multiple, but shorter, radomes (Exhibit C), and architectural screening (Exhibit D). Staff has favored the architectural screening alternative, and has encouraged the applicant to develop an acceptable design toward that direction. Advantages to this alternative are that it would provide for additions to the

telecommunications facility without further building modification, it could be compatible with the design of the existing building, and the antennas and accessory equipment would not be visible. This year, ten applications for telecommunications facilities of various types have been submitted to the City. They have been treated in a number of ways including architectural screening, mounting behind existing parapets and free-standing "stealth" trees and flagpoles. The applicant indicates that a free-standing structure is not a cost-effective alternative in this situation. The existing parapet is not high enough to shield the proposed antennas.

The application has been referred to the Planning Commission because the Planning Director is concerned about the compatibility of the resultant design of the architectural screen with the existing building. The screen is designed such that the colors and materials match the building, including the cornice band along the top edge. But, while the proposed screen appears to be fairly low in profile from the West Jackson Street frontage, it has a more imposing presence from Amador Street, also a heavily traveled street. There is also concern that the screen creates a "layer-cake" effect on the low-profile, horizontal building. Recommended conditions of approval, which would make this addition more compatible, include elongating the screened area so that it becomes more horizontal, as is the existing building, and adding features, such as false windows, into the Amador-facing elevation to eliminate the blank wall and make it appear like a habitable space.

ENVIRONMENTAL REVIEW:

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15303, New Construction of Small Structures.

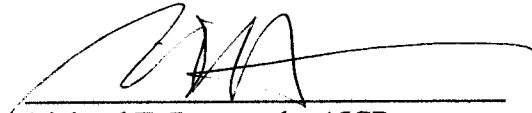
PUBLIC NOTICE:

On June 20, 2002, a Referral Notice was mailed to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records, as well as to the Fagundes Street Homeowners Association, the Concerned Hayward Citizens Steering Committee, and the Santa Clara and Jackson Triangle Neighborhood Task Forces. Two favorable responses have been received. On September 6, 2002, a Notice of Public Hearing for the Planning Commission meeting was mailed.

CONCLUSION:


Mounting the antennas behind an architectural screen will not have a negative impact on the neighborhood as long as the screen is designed to integrate well with the building. Therefore, staff recommends that the project be approved, subject to the findings and conditions of approval.

Prepared by:

A handwritten signature in dark ink, appearing to read 'R. Patenaude', written over a horizontal line.

Richard E. Patenaude, AICP
Principal Planner

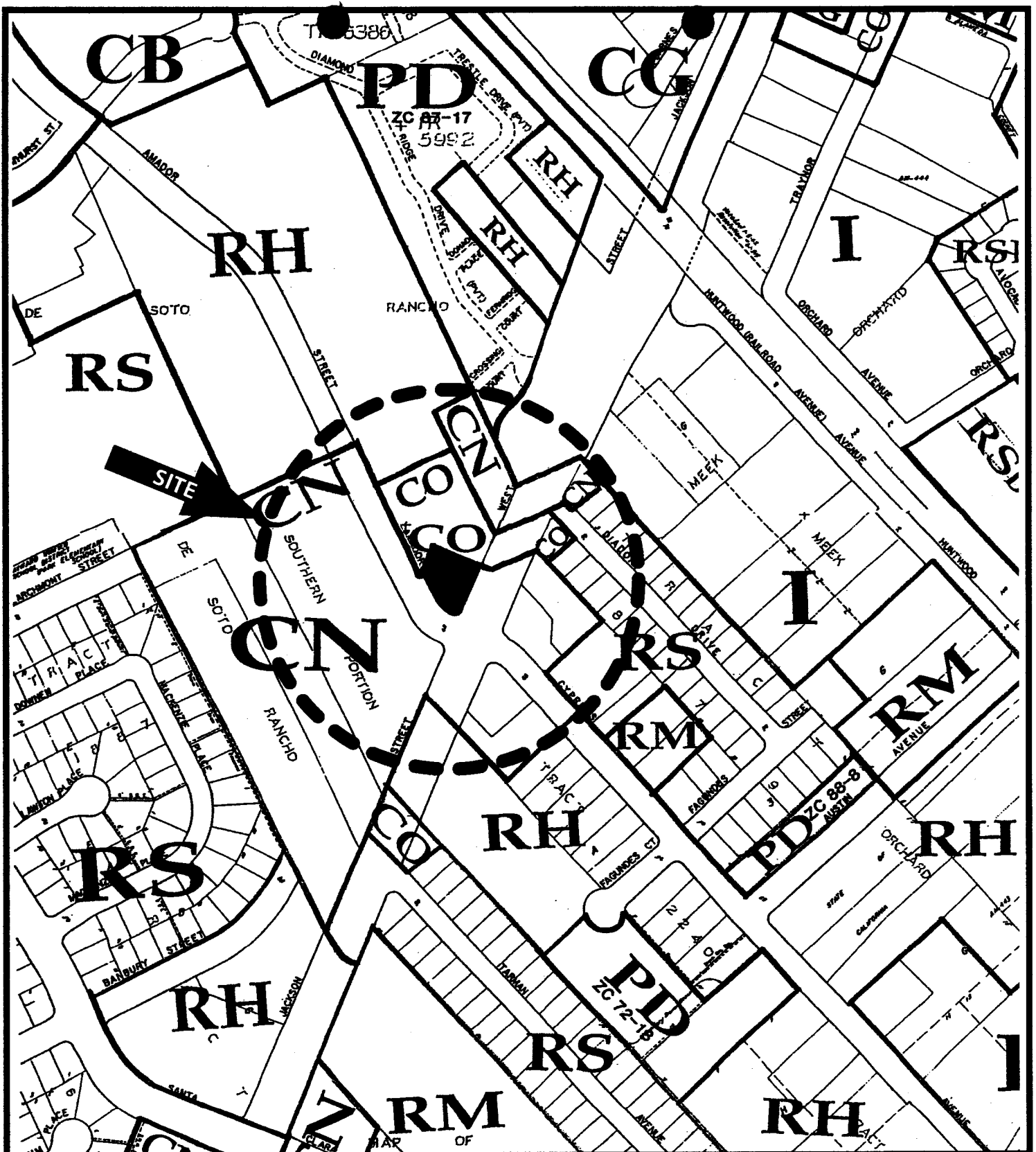
Recommended by:

A handwritten signature in dark ink, appearing to read 'Dyana Anderly', written over a horizontal line.

Dyana Anderly, AICP
Planning Manager

Attachments:

- A. Area Map
- B. Photo Simulation – Single Radome
- C. Photo Simulation – Multiple Radomes
- D. Photo Simulation – Architectural Screen
- E. Findings and Conditions of Approval
Plan



Area & Zoning Map

PL-2002-0346 SPR

Address: 153 West Jackson Street

Applicant: Wade Rudnick

Owner: Jackson-Amador Associates

CB-Central Business

CG-General Commercial

CN-Neighborhood Commercial

CO-Commercial Office

I-Industrial

PD-Planned Development

RH-High Density Residential RHB 7

RM-Medium Density Residential RMB 3.5, RMB 4

RS-Single-Family Residential,RSB4,RSB6

**CITY OF HAYWARD
PLANNING COMMISSION
SITE PLAN REVIEW APPROVAL
SEPTEMBER 19, 2002**

SITE PLAN REVIEW NO. PL-2002-0346 – Wade Rudnick, AT&T Wireless services, Inc. (Applicant) / Jackson Amador Associates (Owner) – Modification of an Existing Roof-Top AT&T Wireless Facility

The Property Is Located at 153 W. Jackson Street at Amador Street in the Neighborhood Commercial (CN) District

FINDINGS FOR APPROVAL

- A. Approval of PL-2002-0346 SPR, as conditioned, will have no significant impact on the environment, cumulative or otherwise, and the project reflects the City's independent judgment and is exempt from CEQA review under Section 15303, New Construction of Small Structures.
- B. The proposed telecommunications facility, as conditioned, is compatible with, and is an attractive addition to, the neighborhood and the City as it integrates with the existing building. The antennas will be located behind an architectural screen that will match the existing building.
- C. The proposed antenna facility, as conditioned, takes into consideration physical and environmental constraints as it is designed such that it is screened from view.
- D. The proposed use is permitted subject to Site Plan Review permit approval and the use, as conditioned, complies with the intent of applicable City policies and regulations, including the Antenna and Telecommunications Facilities Ordinance (City of Hayward Municipal Code Article 13 of Chapter 10).
- E. The proposed antenna telecommunication facility, as conditioned, will be operated in a manner determined to be acceptable and compatible with surrounding development, complying with the Antenna and Telecommunications Facilities Ordinance (City of Hayward Municipal Code Article 13 of Chapter 10).

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CONDITIONS OF APPROVAL

1. The wireless facility shall operate according to these conditions of approval and the plans labeled Exhibit "A". This approval is void one year after the effective date of approval unless a building permit application has been submitted and accepted for processing by the Building Official. Any modification to this permit shall require review and approval by the Planning Director.
2. Prior to final inspection all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.
3. Applicant shall apply for all necessary building permits from the Building Division. All structures and antenna improvements shall be in accordance with the Uniform Building Code, Uniform Mechanical and Plumbing Code, National Electrical Code, and the Uniform Fire Code as adopted by the City of Hayward.
4. All facility equipment other than antennas shall be contained entirely within the equipment cabinets. No storage of materials, equipment or supplies shall be permitted outside of the cabinets.
5. Any existing landscaping and irrigation damaged due to the installation of the wireless facility shall be repaired or replaced.
6. The architectural screen shall match existing building design, subject to approval of the Planning Director. The screened area shall be elongated such that its design appears to have a horizontal orientation, as does the existing building. The Amador-facing elevation of the screen shall be designed to eliminate the appearance of a blank wall and shall contain architectural elements, such as false windows, such that it appears to be a second-story element.

7. Unless a new permit is issued within 180 days thereafter, all improvements installed shall be removed from the property and the site restored to its natural pre-construction state within 180 days of permit expiration, revocation or abandonment.
8. The applicant shall provide notification to the Planning Director upon cessation of operations, or expiration of its permit, subject to the determination of Planning Director that the use of the site has ceased for a period of six months. Should the owner fail to effect such removal, the property owner shall be responsible for the removal of the equipment.
9. Any future replacement or reinstallation of structures or equipment at this telecommunication facility shall be subject to the requirements and standards of the City of Hayward at that time.
10. If determined to be necessary for the protection of the public peace, safety and general welfare, the City of Hayward may impose additional conditions or restrictions on this permit.
11. The applicant shall provide signage at the rear of the building, including phone numbers of emergency contact persons, in case of an emergency for the facility. The sign shall not exceed 1 1/2 square feet in area.
12. The applicant shall be responsible for graffiti-free maintenance of the telecommunications facilities, and shall remove any graffiti within seven days of occurrence.
13. Violation of these conditions or requirements may result in the City of Hayward instituting a revocation hearing before the Planning Commission.

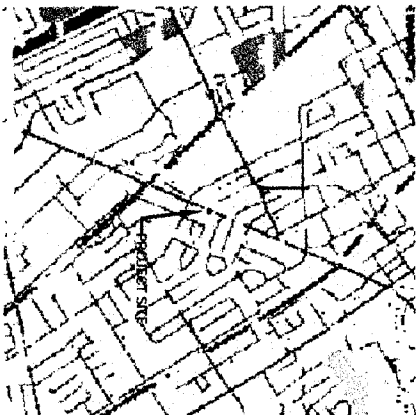


AT&T WIRELESS SERVICES, INC.
SITE NUMBER: SFO-G067
SITE NAME: 92 AMADOR

DRAWING INDEX		REV
SFO-G0061-21	TITLE SHEET	D
SFO-G0061-22	SITE PLAN AND ENLARGED SITE PLAN	D
SFO-G0061-23	ELEVATION	D

ZONING DRAWINGS

VICINITY MAP



STE. ANNE'S
 155 JACKSON STREET
 HAYWARD, CA.
 COMMUNAL:
 LATITUDE 37.37564
 LONGITUDE -122.05537
 BOUND ELEVATION ABOVE SEA LEVEL
 JURISDICTION: OCEANIA OF ALABAMA
 CURRENT USE: TELECOMMUNICATIONS FACILITY
 PROPOSED USE: TELECOMMUNICATIONS FACILITY

APPLICABLE CODES AND STANDARDS

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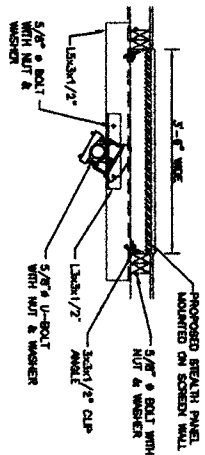
Pacific 17
Telecommunications
Engineering Consulting
1485 Frazee Road, Suite 800
San Diego, California 92108
Phone (619) 542-1717
Fax (619) 574-6563

92 AMADOR
SITE NO. SFO-C067
153 JACKSON STREET
HAYWARD, CA

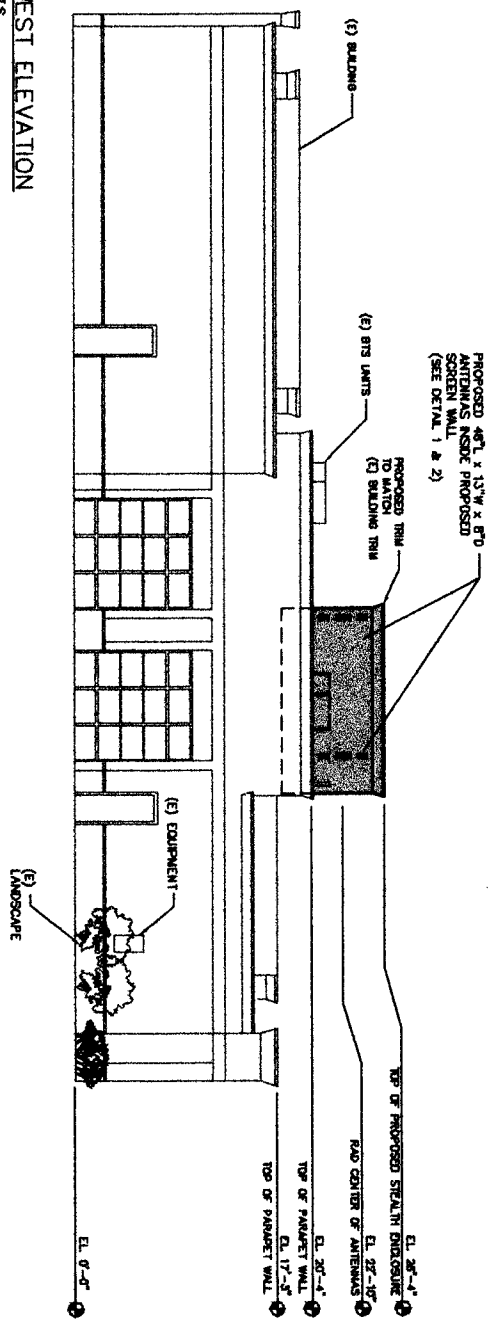


AT&T WIRELESS SERVICES, INC.
651 GATEWAY BLVD.
S. SAN FRANCISCO, CA. 94080

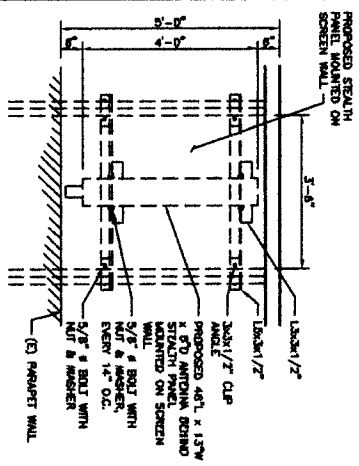
1 PLAN VIEW ANTENNA MOUNT N.T.S.



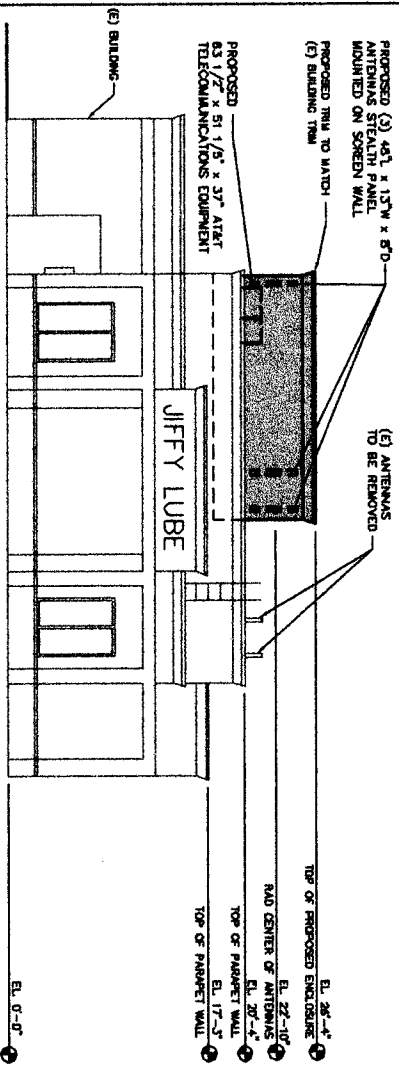
WEST ELEVATION N.T.S.



2 FRONT ELEVATION ANTENNA MOUNT N.T.S.



SOUTH ELEVATION N.T.S.



Pacific 17
Telecommunications
Engineering Consulting
1456 Frisco Road, Suite 805
San Diego, California 92108
Phone (619) 574-1717
Fax (619) 574-0803

92 AMADOR
SITE NO. SFO-C067
153 JACKSON STREET
HAYWARD, CA

AT&T
AT&T WIRELESS SERVICES, INC.
5 SAN FRANCISCO, CA 94003

DATE	REVISION	BY	CHKD	APP'D
07/11/00	DESIGN OF ENCLOSURE	SP	SP	SP
07/11/00	REVISION OF ENCLOSURE	SP	SP	SP
07/11/00	REVISION OF ENCLOSURE	SP	SP	SP
07/11/00	REVISION OF ENCLOSURE	SP	SP	SP
07/11/00	REVISION OF ENCLOSURE	SP	SP	SP
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DATE	REVISION	BY	CHKD	APP'D
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ZONING
ELEVATIONS

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Existing



AT&T Wireless

G067

92/Amador

153 West Jackson St.
Hayward, CA

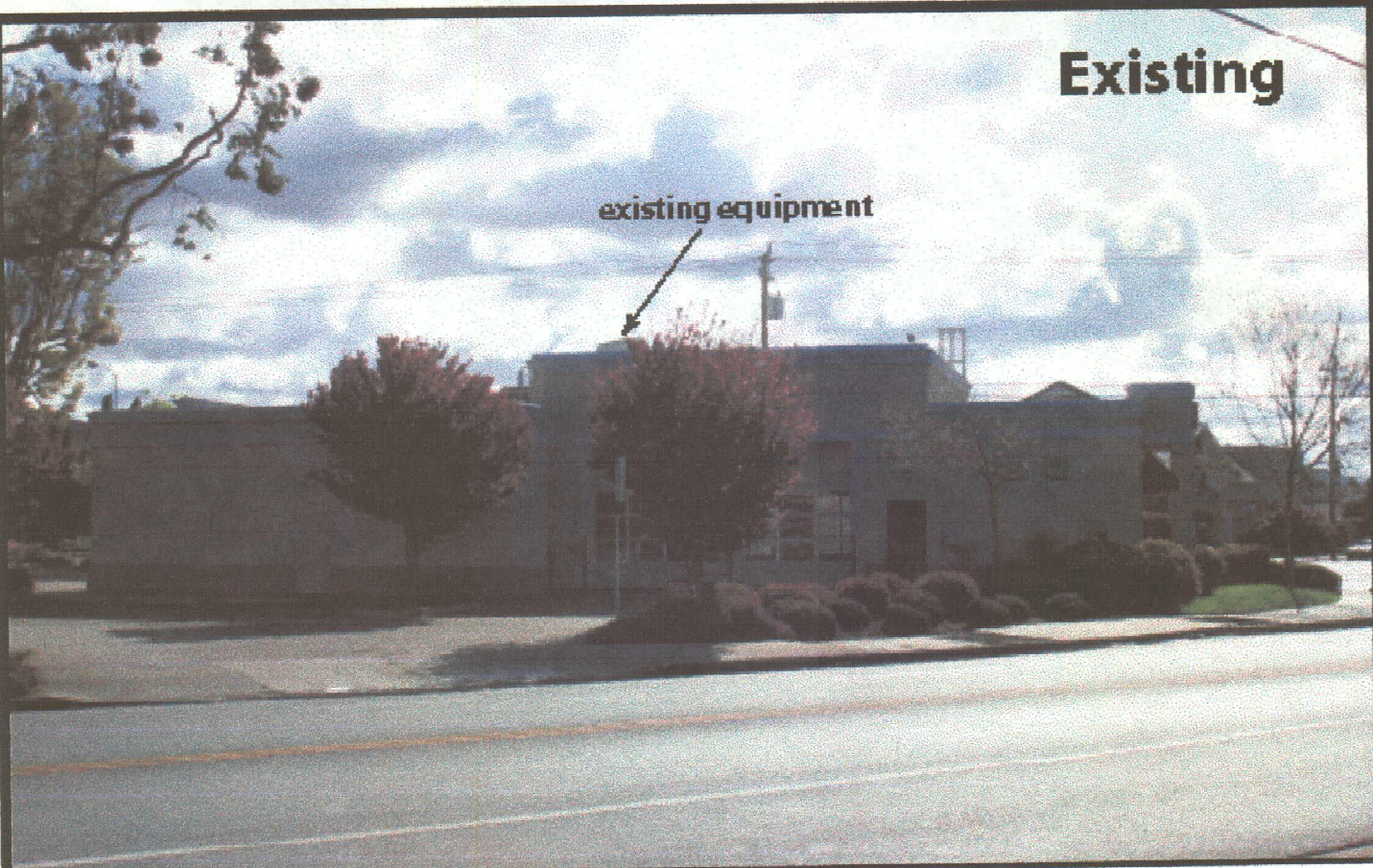
Proposed



Photosimulation of proposed telecommunications facility as seen from Jackson St.

Existing

existing equipment



 **AT&T Wireless** **G067** **92/Amador** 153 West Jackson St.
Hayward, CA

Proposed

proposed antennas
within 20" dia. radome

proposed equipment



Photosimulation of proposed telecommunications facility as seen from Amador St.

Existing



AT&T Wireless

G067

92/Amador

153 West Jackson St.
Hayward, CA

Proposed

proposed 16" diameter radomes



Photosimulation of proposed telecommunications facility as seen from Jackson St.